

ORDINANCE NO. Z-05-11-10-12E2

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN SECTION 11.401(2)(a), CODE OF ORDINANCES (1995 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE 12 BLOCKS IN THE SOUTHWEST DOWNTOWN AREA TO MU-1A (MIXED-USE SOUTHWEST DOWNTOWN).

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to amend the Official Zoning Map to rezone Block 1, Original City of Round Rock Plat from LI (Light Industrial), Block 2, Block 6, Block 7, Block 8, Block 24, Block 25, Block 26, Block, 31, Original City of Round Rock Plat from C-1 (General Commercial); Block 5, Original City of Round Rock Plat from SF-2 (Single Family-Standard Lot) and C-2 (Local Commercial); Block A, Olsen Subdivision from C-1 (General Commercial); and Block 27, Original City of Round Rock Plat from SF-2 (Single Family-Standard Lot), City of Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" attached hereto, to District MU-1a (Mixed-Use Southwest Downtown), and

WHEREAS, the City Council has submitted the requested change in the Official Zoning Map to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on the 21st day of September 2005 following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended

that the Official Zoning Map be amended so that the properties described in Exhibit "A" be zoned as District MU-1a (Mixed-Use Southwest Downtown), and

WHEREAS, on the 27th day of October, 2005, after proper notification, the City Council held a public hearing on the requested amendment, and

WHEREAS, the City Council determines that the zoning provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A.; Texas Local Government Code, and Section 11.300 and Section 11.400, Code of Ordinances (1995 Edition), City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ROUND ROCK,
TEXAS:

I.

That the Official Zoning Map adopted in Section 11.401(2)(a), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the properties described in Exhibit "A" is hereafter designated as District MU-1a (Mixed-Use Southwest Downtown).

II.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.
Alternative 1.

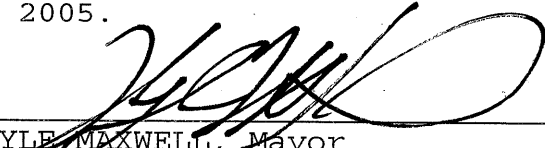
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 10th day of November, 2005.

Alternative 2.

READ and APPROVED on first reading this the _____ day of _____, 2005.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2005.

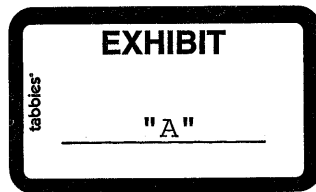


NYLE MAXWELL, Mayor
City of Round Rock, Texas

ATTEST:



CHRISTINE R. MARTINEZ, City Secretary



Legal Description

Block 1, Block 2, Block 5, Block 6, Block 7, Block 8, Block 24, Block 25, Block 26, Block 27, and Block 31 of the Original City of Round Rock Plat out of the Wiley Harris Survey, Abstract No. 298, and Block A from the Olsen Subdivision (A Replat) out of the Wiley Harris Survey, Abstract No. 298, in Williamson County, Texas.

DATE: November 4, 2005

SUBJECT: City Council Meeting – November 10, 2005

ITEM: 12.E.2. Consider an ordinance rezoning 12 blocks in the Southwest Downtown area to MU-1a (Mixed-Use Southwest Downtown) District. (First Reading)

Department: Planning and Community Development Department
Staff Person: Jim Stendebach, Planning and Community Development Director

Justification:

In February 2005, the Southwest Downtown Plan was adopted as an amendment to the General Plan 2000. In order to implement the recommendations of the Southwest Downtown Plan, Staff is proposing rezoning 12 blocks in the Southwest Downtown Area to MU-1a (Mixed-Use Southwest Downtown) to establish and preserve areas of mixed land uses primarily devoted to combining low to medium density residential development with low to moderate commercial development.

Funding:

Cost: N/A

Source of funds: N/A

Outside Resources: N/A

Background Information:

The area proposed for rezoning to MU-1a (Mixed-Use Southwest Downtown) is a 12-block area South of Round Rock Avenue, West of Mays, North of McNeil Road, East of Lake Creek and IH-35. The present zoning includes C-1 (General Commercial), C-2 (Neighborhood Commercial), LI (Light Industrial), and SF-2 (Single-Family – Standard Lot).

Public Comment:

Many public workshops were held as part of the planning process for the Southwest Downtown Plan. Public notice and a public hearing were held in accordance with the City of Round Rock's Zoning Ordinance for the rezoning to MU-1a (Mixed-Use Southwest Downtown) District. The Planning and Zoning Commission recommended the rezoning at their meeting on September 21, 2005. Public testimony will be heard prior to the adoption of the MU-1a (Mixed-Use Southwest Downtown) District and prior to the rezoning by City Council.